

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION AT 7:00 PM ON JULY 13, 2016 IN BOARD ROOM, COUNTY GOVERNMENT CENTER, 755 ROANOKE STREET, CHRISTIANBURG, VIRGINIA:

I. CALL TO ORDER:

Mr. Miller, Chair, called the meeting to order.

II. DETERMINATION OF A QUORUM:

Ms. Ross established the presence of a quorum.

Present: Bob Miller, Chair
 Scott Kroll, Vice-Chair
 Steve Howard, Member
 Cindy Disney, Member
 Trey Wolz, Member
 Bryan Rice, Member
 Chris Tuck, Board of Supervisors Liaison
 Emily Gibson, Planning Director
 Candace Ross, Sr. Program Assistant

Absent: Coy Allen, Secretary
 Bryan Katz, Member
 Brea Hopkins, Development Planner
 Dari Jenkins, Planning and Zoning Administrator

III. APPROVAL OF AGENDA:

On a motion by Mr. Rice, and seconded by Mr. Howard and unanimously carried, the agenda was approved.

IV. APPROVAL OF CONSENT AGENDA:

On a motion by Mr. Rice and seconded by Mr. Howard, and unanimously carried, the consent agenda was approved.

V. PUBLIC ADDRESS:

Mr. Miller opened the public address.

There being no comments, the public address was closed.

VI. OLD BUSINESS:

a. ZA-2016-01: Zoning Ordinance Amendments-Changes to allow solar energy systems as the principal use of a parcel

Mrs. Gibson went over the corrections that were made based on comments from the Commission at their previous meeting. Changes included revising the acreage limitation for

minor systems to three (3) acres, with any system exceeding that acreage being considered a major system. Mrs. Gibson stated that staff made no changes to accessory use. She said the text can be amended by the Commission before it is presented to the Board of Supervisors, depending on the public comment received.

Mr. Kroll voiced his concerns for the size of acreage allowed and the PUD-residential district. Mrs. Gibson indicated that would require it to be provided on the master plan as part of the PUD rezoning and it could be reviewed in more depth at that time.

b. Potential Changes to Zoning Ordinance- SUP Review by BZA for Accessory Structures

Mrs. Gibson said the BZA had concerns regarding the SUP requirement for accessory structures exceeding 1200 square feet and/or 18 feet in height. Their feeling was to ask the Planning Commission if this could be less stringent based on their recent reviews. She went over the options that were proposed; the BZA preferred the option which would modify the language so accessory structures can be up to the size of the principal structure by-right. If the accessory structure exceeds the size of the principal structure, a SUP would be required. Mrs. Gibson would like to have the proposed changes go to public hearing in August.

Mr. Rice supports the change, but suggested limiting the accessory structure to the main dwelling footprint rather than square footage.

Mrs. Gibson said staff will look at other localities requirements to see if there is similar language related to the foot print of the structure, but will move forward with taking proposed amendments to public hearing.

VII. NEW BUSINESS:

a. Review of Transportation Projects for Smart Scale (formally HB2)

Mrs. Gibson reviewed potential Smart Scale projects that will be presented to the Board of Supervisors at their July 25th meeting. Potential improvements for the intersection of 11/460 & Alleghany Spring, the intersection of Route 8/Union Valley/Fairview Church Rd. and the widening of Route 114 with intersection improvements at the Prices Fork intersection are possible project submittals. Mrs. Gibson would like the Commission's input before the presentation to the Board.

Mr. Kroll believed that the Alleghany Springs intersection should be priority.

Mr. Miller stated he would like to speak to the Board of Supervisors to share his preference.

The Commission endorsed all the projects submitted, but chose not to offer a suggested ranking of them.

b. Summary of 2016 General Assembly Actions Related to Planning

Mrs. Gibson shared several slides, including a link in the memo for further details on each of the items. Key items included onsite septic/private wells, Conflict of Interest Act and Local Government & General Assembly, Agriculture, and changes in Conditional Zoning. For 2017, Mrs. Gibson went over changes that include short term rentals, GO Virginia initiatives, and wireless.

VIII. LIAISON REPORTS:

Board of Supervisors: Mr. Tuck said the Board will be having a hearing in regards to plans on what to do with property located close to Nellies Cave. He noted that given the numerous calls for vandalism in the area, making a park is not practical. Mr. Tuck said they are still working through the sale of the old BMS property. Mr. Tuck mentioned the GO Virginia initiative and they are in talks with Roanoke County and City to join within their region. He also stated that they wanted to be sure not to leave behind Pulaski, Floyd and Giles counties when forming a region.

Blacksburg Planning Commission: No Report

Christiansburg Planning Commission: No Report

Economic Development Committee: No Report. Mr. Kroll stated he has decided to step down from being the liaison due to conflicts with his work schedule. Mr. Miller volunteered to attend the August meeting and suggested rotating members to attend future meetings.

Public Service Authority: No Report.

Parks & Recreation: No Report.

Radford Planning Commission: No Report.

School Board: No Report.

Tourism Council: No Report.

Planning Director's Report: Mrs. Gibson distributed an update of the 2016 Work Program to show what has been completed, in process, and not completed.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:40.

Chairman

Secretary